

## PLANNING COMMISSION

Regular Meeting---October 31, 1975

### PRELIMINARY SUBDIVISIONS

C8-75-28      DECKER HILLS ESTATES  
Decker Lake Road and Conestoga Trace

The staff recommends that this preliminary plan be postponed indefinitely as requested by the Owner and Engineer and pending receipt of a favorable report from the Health Department for septic tank use following review of percolation and core tests. The Commission then

VOTED:            To POSTPONE the preliminary plan of DECKER HILLS ESTATES indefinitely as requested by the Owner and Engineer, pending receipt of a favorable report from the Health Department for septic tank use following review of percolation and core tests and to give the Planning Commission members time to study possible ordinance change or policy on urban requirements.

AYE:             Messrs. Hetherly, Bobbitt, Everett, and Guerrero  
                    Ms. Mather

ABSENT:          Messrs. Jagger, Ramsey and Rindy. Ms. Lewis-McGowan

C8-75-31      VILLAGE EIGHT AT ANDERSON MILL  
F.M. 620 and Deerbrook Trail

The staff reported that this preliminary plan consists of 35.7 acres with 125 lots, the average lot size being 70' x 140'.

The Plat Review Committee met on September 10, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend the area between this development and F.M. 620 be included in this subdivision and that it be laid out for residential use. The Planning Department cannot support commercial use at this location. Recommend layout shown on plat review print. See previous Planning Commission minutes, May, 8, 1973, concerning compatible land use along 620 in connection with consideration of the Anderson Mill conceptual plan.
2. A variance required for length of Block E. Recommend it not be granted based on comment #1 above.
3. Off-set intersections required to be a minimum of 150' centerline to centerline.
4. Recommend that no cul-de-sac be required on Pilot Path, Split Rail Parkway and Hillside Oak Lane if preliminary plan of Section 6 is submitted prior to final approval of this section.
5. Recommend that no driveways be allowed onto F.M. 620 from the lots recommended in comment #1 above.
6. Provisions required to widen F.M. 620 to 150' by showing a future R.O.W. line 75' from the existing centerline. Also, show 25' building line.

C8-75-31 Village Eight At Anderson Mill---continued

7. Fiscal arrangements for sidewalks required along F.M. 620 and one side of Deerbrook Trail to be specified on the final plat.
8. Drainage and utility easements as required.
9. Subdivision required to be connected to the Williamson County M.U.D. water and wastewater systems.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE EIGHT AT ANDERSON MILL, subject to departmental requirements with the exception to DELETE the sidewalk requirements on F.M. 620.

AYE: Messrs. Bobbitt, Everett, and Guerrero  
Mmes. Mather and Lewis-McGowan

NAY: Messrs. Hetherly and Rindy

ABSENT: Messrs. Jagger and Ramsey

C8-75-32 VILLAGE NINE AT ANDERSON MILL  
Millcreek Parkway and Anderson Mill Road

The staff reported that this preliminary plan consists of 30.7 acres with 122 lots, the average lot size being 60' x 110'.

The Plat Review Committee met on September 17, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show survey tie across Anderson Mill Road to verify R.O.W.; 40' required from the existing centerline.
2. Variance required for double frontage lots adjacent to Anderson Mill Road. Recommend to grant because of double frontage proposed on the south side of the road.
3. Variance required on the length of the most westerly block. Recommend to grant because adequate circulation is provided and to prevent another outlet onto Anderson Mill Road.
4. Recommend that a restriction be required on the final plat prohibiting access to Anderson Mill Road and Millcreek Parkway from abutting lots.
5. Minimum centerline radius for Anderson Mill Road is 300' and 200' for residential streets.
6. Caspian Cove and Curaco Cove required to be 300' apart at centerline along Millcreek Parkway to allow for 150' offset of proposed street in Woodland Village on the east side.
7. Subdivision required to be connected to the Williamson County M.U.D. water and wastewater systems.
8. Sidewalks required along Anderson Mill Road and one side of Millcreek Parkway; to be specified on final plat.

C8-75-32 Village Nine At Anderson Mill---continued

9. 25' building setback line required from Anderson Mill Road for the double frontage lots.
10. Show block numbers on preliminary plan and subsequent final plat to avoid lot number duplications.
11. Show that east boundary line coincides with the west boundary line of Woodland Village, Section Three.
12. Drainage and utility easements as required.

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE NINE AT ANDERSON MILL, subject to departmental requirements as listed.

AYE: Messrs. Hetherly, Bobbitt, Everett and Guerrero  
Mmes. Mather and Lewis-McGowan

NAY: Mr. Rindy

ABSENT: Messrs. Jagger and Ramsey

C8-75-33 SPRING BUSINESS PARK  
U.S. Highway 290 and Ferguson Lane

The staff reported that this preliminary plan consists of 19.545 acres with 11 lots, the average lot size being 250' x 300'

The Plat Review Committee met on September 10, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Variance required on length of Spring Business Boulevard. Recommend to grant because provision is made for extension.
2. Fiscal arrangements will be required for sidewalks along Ferguson Lane. Recommend sidewalks not be required on Spring Business Boulevard because of commercial use and such street is not considered a school route.
3. Proposed use must be consistent with Master Plan. This note required on the final plat.
4. Show survey tie across Ferguson Lane to verify that proposed R.O.W. line is 35' from existing centerline.
5. Development permit required prior to final approval.
6. Change the name of Spring Business Boulevard.
7. Streets, drainage and utilities required to be installed and constructed to city specifications.

C8-75-33 Spring Business Park---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of SPRING BUSINESS PARK, subject to departmental requirements with the exception of placing a restriction on the final plat for low water usage regarding septic tanks.

AYE: Messrs. Hetherly, Bobbitt, Everett, and Guerrero

NAY: Mr. Rindy. Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Ramsey and Jagger

C8-75-35 LONGHORN BUSINESS PARK  
F.M. 1325 and Kramer Lane

The staff reported that this preliminary plan consists of 51.63 acres with 18 lots, the average lot size being 200' x 300'.

The Plat Review Committee met on August 20, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Provisions required for the dedication and construction of Braker Lane (Loop 360) in connection with the platting of abutting lots.
2. Recommend sidewalks be required on Kramer Lane only because of proposed use and grade separations of Braker Lane at 1325 and at the railroad.
3. Recommend a restriction be required on the final plat prohibiting vehicular access to Braker Lane from lots 1 through 5, block B.
4. Access to lot 1, block C will be very limited because of proposed grade separations.
5. Zoning change required prior to final approval for the proposed uses.
6. Show survey tie across Kramer Lane and verify that proposed right-of-way line is 40' from the existing centerline.
7. A variance is required on the length of block B & C. Recommend to grant because of use, density and the railroad.
8. Waterway development permit required prior to final approval.
9. Subdivision required to be connected to City water and wastewater systems.
10. Driveway permits required.
11. Drainage and utility easements as required.

C8-75-35      LONGHORN BUSINESS PARK---continued

After further discussion, the Commission then

VOTED:            To APPROVE the preliminary plan of LONGHORN BUSINESS PARK,  
subject to departmental requirements as listed.

AYE:             Messrs. Hetherly, Bobbitt, Everett, Guerrero, and Rindy  
                  Mmes. Mather and Lewis-McGowan

ABSENT:          Messrs. Jagger and Ramsey

C8-75-36      THE WOODLAND VILLAGE OF ANDERSON MILL THREE  
Anderson Mill Road and Tangier Trail

The staff reported that this preliminary plan consists of 48.2 acres with 192 lots, the average lot size being 65' x 115'.

The Plat Review Committee met on December 30, 1974 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Recommend restriction be required on final plat prohibiting access onto Anderson Mill Road from the residential lots.
2. Provide a walkway easement between Lots 10 & 11, Block A for access to the park area.
3. Show ownership of park area for taxation and maintenance purposes. Note will be required on final plat.
4. Variance required on the length of Block O. Recommend to grant because adequate circulation will be provided.
5. Show survey tie across Anderson Mill Road and verify that proposed R.O.W. line is 40' from the existing centerline.
6. Sidewalks required along Anderson Mill Road and one side of Tangier Trail and Nepal Lane; to be specified on the final plat.
7. Contours required to be not more than 100 horizontal feet apart.
8. Subdivision required to be connected to the Williamson County M.U.D. water and wastewater systems.
9. Nepal Lane required to intersect Millcreek Parkway at a point no closer than 150' from streets proposed in Village 9.
10. Show relationship of proposed Village 9 to this subdivision.
11. Urban Transportation required to approve any hike/bike ways within the park area.
12. Development permit required prior to final approval.
13. 200' centerline radius on residential streets is required.
14. Drainage and utility easements as required.

C8-75-36      The Woodland Village of Anderson Mill Three---continued

After further discussion, the Commission then

**VOTED:**            To APPROVE the preliminary plan of THE WOODLAND VILLAGE OF ANDERSON MILL THREE, subject to departmental requirements with the EXCEPTION of working out with the staff and developer to connect Palma Path with Cuenca Circle.

**AYE:**              Messrs. Hetherly, Bobbitt, Everett and Guerrero  
                      Mmes. Mather and Lewis-McGowan

**NAY:**              Mr. Rindy

**ABSENT:**          Messrs. Jagger and Ramsey

C8-75-37      VILLAGE VII AT ANDERSON MILL  
                      Lake Creek Parkway and Cat Path

The staff reported that this preliminary plan consists of 27.51 acres with 110 lots, the average lot size being 60' x 115'.

The Plat Review Committee met on September 11, 1974 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Fiscal arrangements required for sidewalks along one side of Wander Lane, Salado Trail and the south side of Lake Creek Parkway. Location to be specified on the final plat.
2. A variance is required for length of Blocks H & J. Recommend Block H be granted but Block J not be granted and that the plat be changed as indicated in blue on print to provide better circulation.
3. Village III and V required to be recorded prior to final approval and recording of this plat to provide access and circulation.
4. Subdivision required to be connected to the Williamson County M.U.D. #1 Water and Wastewater system.
5. Street areas cross-hatched in blue must be included in the final plat of this subdivision or remove the lots adjoining them on the final plat.
6. Waterway Development Permit required prior to approval.
7. Minimum centerline radius required on Wander Lane is 300'.
8. Elevation error required to be corrected prior to submission of final plat and tied to U.S.G.S. or city standard datum.
9. Label all contour lines so direction of drainage can be determined.
10. Show relationship of nearest platted section.
11. Drainage and utility easements as required.

C8-75-37 Village VII at Anderson Mill---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of VILLAGE VII AT ANDERSON MILL, subject to departmental requirements with the EXCEPTION of Item #2 GRANTING the variance on the length of Blocks H & J.

AYE: Messrs. Hetherly, Bobbitt, Everett and Guerrero  
Mmes. Mather and Lewis-McGowan

NAY: Mr. Rindy

ABSENT: Messrs. Jagger and Ramsey

PRELIMINARY/FINAL COMBINATIONS

C8-75-30 BEACONRIDGE III  
South First and Mario Street

The staff reported that this preliminary plan consists of 18.07 acres with 88 lots, the average lot size being 55' x 115'.

The Plat Review Committee met on August 20, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Eliminate bubble (partial cul-de-sac) on Belclaire Lane at Lots 31-35, Block H because of inadequate site distance at the curve.
2. All lots required to comply with ordinance requirements for width. Lots 22 & 23, Block I and Lots 1 & 2, Block K do not comply on preliminary plan.
3. Recommend a variance be granted not requiring a cul-de-sac at the southerly end of Orr Drive because it is only one lot depth from the intersection on one side.
4. Sidewalks required along the east side of South First Street. This note required on final plat.
5. Alma Street required to be vacated prior to final approval and reference made on final plat.
6. 80' R.O.W. required for South First Street; 40' from the existing centerline.
7. Show boundary survey on preliminary plan.
8. Waterway development permit required prior to final approval.
9. Drainage and utility easements as required.

C8-75-30 Beaconridge III---continued

After further discussion, the Commission then

VOTED: To APPROVE the preliminary plan of BEACONRIDGE III, subject to departmental requirements as listed; and

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the final plan of BEACONRIDGE III, pending fiscal arrangements, sidewalks, easements and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE: Messrs. Hetherly, Bobbitt, Everett, Guerrero and Rindy  
Mmes. Mather and Lewis-McGowan

ABSENT: Messrs. Jagger and Ramsey

C8-75-34 THE VILLAGE AT QUAIL CREEK, SECTION TWO  
Parkfield Drive and Kramer Lane

The staff reported that this preliminary plan consists of 19.05 acres with 72 lots, the average lot size being 65' x 110'.

The Plat Review Committee met on August 6, 1975 and recommended that the above preliminary plan be approved subject to the following conditions:

1. Show survey tie across Kramer Lane and verify that proposed R.O.W. line is 35' from the existing centerline.
2. Recommend that a restriction be required on the final plat prohibiting access to Kramer Lane from all lots except 35 and 36, Block P.
3. 25' building setback line required from Kramer Lane for Lots 7, 8, and 9, Block T. (Double frontage lots).
4. Sidewalks required along the south side of Kramer Lane and both sides of Parkfield Drive.
5. Waterway development permit required prior to final approval.
6. Show centerline curve data on preliminary plan to verify that radii comply with minimum requirements.
7. A possible low water pressure problem exists at this time. Should be resolved prior to final approval.
8. Drainage and utility easements as required.



C8-75-34      The Village At Quail Creek, Section Two---continued

After further discussion, the Commission then

VOTED:            To APPROVE the preliminary plan of THE VILLAGE AT QUAIL CREEK SECTION TWO, subject to departmental requirements as listed; and

VOTED:            To ACCEPT FOR FILING AND DISAPPROVE the final plan of THE VILLAGE AT QUAIL CREEK SECTION TWO, pending fiscal arrangements, easements, change the street name of Humnigton Drive, resolve the low water pressure problem prior to final approval and compliance with departmental requirements as on file with the City of Austin Planning Department.

AYE:              Messrs. Hetherly, Bobbitt, Everett, Guerrero and Rindy  
                    Mmes. Mather and Lewis-McGowan

ABSENT:           Messrs. Jagger and Ramsey

FINAL SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following final subdivision has complied with all departmental requirements and recommends approval. The Commission then

VOTED:            To APPROVE the following final subdivision:

C8-74-56      Kramer Lane Industrial Village  
                    Kramer Lane and Delta Drive

AYE:              Messrs. Hetherly, Bobbitt, Everett and Guerrero  
                    Mmes. Mather and Lewis McGowan

NAY:              Mr. Rindy

ABSENT:           Messrs. Jagger and Ramsey

The staff reported that the following two (2) final subdivisions have been before the Commission in the past and being brought back before the Commission for the requesting of a name change of Cielo Vista, Section One to Park Place I and Jollyville Estates to Northwest Woods. The Commission then

VOTED:            To APPROVE the request for name change of Cielo Vista, Section One to PARK PLACE I and Jollyville Estates to NORTHWEST WOODS:

C8-73-18      Cielo Vista, Section One  
                    Cloudview Road & Decker Lake Road  
C8-73-139      Jollyville Estates  
                    Anderson Mill Road & Villa Park Drive

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED

The staff reported that the following short form subdivision has complied with all departmental requirements and recommends approval.  
The Commission then

VOTED: To APPROVE the following short form subdivision:

C8s-75-165 Trinity Subdivision, Revised  
Martin Luther King Boulevard & Tillery St.

AYE: Messrs. Hetherly, Bobbitt, Everett, and Guerrero  
Mmes. Mather and Lewis-McGowan

NAY: Mr. Rindy

ABSENT: Messrs. Jagger and Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND APPROVE the following short form subdivision.

C8s-75-176 Resub. of Tract 2, Gray Resubdivision  
Loop III

AYE: Messrs. Hetherly, Bobbitt, Everett and Guerrero  
Mmes. Mather and Lewis-McGowan

NAY: Mr. Rindy

ABSENT: Messrs. Jagger and Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department.

C8s-75-175 Resub. Lts. 22 & 23, Blk. G, Northwest Hills, Sec. 13  
Knollwood Drive and Knollwood Cove  
C8s-75-177 Resub. Lts. 9 & 10, Travis Vista  
Travis View Loop  
C8s-75-178 T & L Addition  
Highway No. 183  
C8s-75-180 Town & Country Village Addition, Section 2.  
Spicewood Springs Road and U.S. 183

SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, and GRANTING a variance on the width of Ronson Street and W. 37th Street.

C8s-75-182 Vescovo Subdivision No. 1  
West 38th, Ronson Street and West 37th Street

AYE: Messrs. Hetherly, Bobbitt, Everett and Guerrero  
Mmes. Mather and Lewis McGowan  
NAY: Mr. Rindy  
ABSENT: Messrs. Jagger and Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivisions pending compliance with departmental requirements as on file with the City of Austin Planning Department, and GRANTING a variance required to exclude the balance of the tract.

C8s-75-184 Westlake Highlands, South Section  
Petticoat Lane  
C8s-75-186 B. L. Mince Industrial Park, Sec. 2  
Silver Dollar Circle

AYE: Messrs. Hetherly, Bobbitt, Everett and Guerrero  
Mmes. Mather and Lewis-McGowan  
NAY: Mr. Rindy  
ABSENT: Messrs. Jagger and Ramsey

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision pending compliance with departmental requirements as on file with the City of Austin Planning Department, fiscal arrangements, easements, and GRANTING a variance required to exclude the balance of the tract.

C8s-75-166 Point Vista, Section 7  
Rundberg Lane and Aberdeen Way

AYE: Messrs. Hetherly, Bobbitt, Everett and Guerrero  
Mmes. Mather and Lewis-McGowan  
NAY: Mr. Rindy  
ABSENT: Messrs. Jagger and Ramsey

## SHORT FORM SUBDIVISIONS---FILED AND CONSIDERED---continued

C8s-75-183     Resub. of Lot 5, Blk. B, Wedgewood, Sec. 1  
                  Wolfcreek Pass  
C8s-75-187     Resub. Lot A, NHP Lamar Addition  
                  Thurmond Drive & Lamar Blvd.  
C8s-75-188     Boggy Creek Addition  
                  Old Austin-Lockhart Road

AYE:            Messrs. Hetherly, Bobbitt, Everett and Guerrero  
                  Mmes. Mather and Lewis-McGowan  
NAY:            Mr. Rindy  
ABSENT:        Jagger and Ramsey

The Commission then

VOTED:        To ACCEPT FOR FILING AND DISAPPROVE the following short form  
                  subdivision pending compliance with departmental requirements  
                  as on file with the City of Austin Planning Department, and  
                  current tax certificates.

C8s-75-179     Pecan Square  
                  West 6th Street and Blanco Street

AYE:            Messrs. Hetherly, Bobbitt, Everett and Guerrero  
                  Mmes. Mather and Lewis-McGowan  
NAY:            Mr. Rindy  
ABSENT:        Messrs. Jagger and Ramsey

The Commission then

VOTED:        To ACCEPT FOR FILING AND DISAPPROVE the following short form  
                  subdivisions pending compliance with departmental requirements as  
                  on file with the City of Austin Planning Department, and GRANTING  
                  a variance on the signature requirements of the adjoining owner.

C8s-75-181     Western Bank Plaza  
                  U.S. 290 & Bluestein Blvd.  
C8s-75-185     Dale Baker Addition  
                  Lake Austin Blvd.

AYE:            Messrs. Hetherly, Bobbitt, Everett and Guerrero  
                  Mmes. Mather and Lewis-McGowan  
NAY:            Mr. Rindy  
ABSENT:        Messrs. Jagger and Ramsey

The meeting of the Commission was called to order at 3:00 p.m. in the City Hall Annex, 3rd floor Conference Room.

PRESENT

C. W. Hetherly, Chairman  
O. P. Bobbitt  
Rizer Everett  
Miguel Guerrero  
Dean Rindy\*  
Linda Lewis-McGowan\*  
Jean Mather

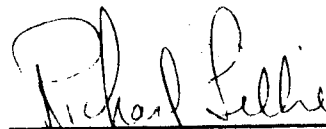
ALSO PRESENT

Walter Foxworth, Subdivision Planner III  
Lois Kluck, Clerk III  
Kimberley Jamail, Clerk II

ABSENT

Sid Jagger  
George Ramsey, III

\*Arrived at 3:15 p.m.



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Richard Lillie  
Executive Secretary